116.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	642,000 / 642,000
					USE VALUE:	642,000 / 642,000
					ASSESSED:	642,000 / 642,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
278		FOREST ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HUNT MARGARET J/TRUSTEE
Owner 2:	MARGARET HUNT FAMILY TRUST
Owner 3:	
Street 1:	278 FOREST ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,313 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1953, having primarily Wood Shingle Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	12	41C
Flood Haz:						
D				Topo	3	Below Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5313.000	236,400		405,600	642,000
Total Card	0.122	236,400		405,600	642,000
Total Parcel	0.122	236,400		405,600	642,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 412.86 | /Parcel: 412.8

Legal Description

User Acct 75037

GIS Ref

GIS Ref

Insp Date 09/04/18

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 116.0-0010-0002.0

!9059!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	236,500	0	5,313.	405,600	642,100	642,100	Year End Roll	12/18/2019
2019	101	FV	199,900	0	5,313.	411,400	611,300	611,300	Year End Roll	1/3/2019
2018	101	FV	199,900	0	5,313.	307,100	507,000	507,000	Year End Roll	12/20/2017
2017	101	FV	199,900	0	5,313.	278,100	478,000	478,000	Year End Roll	1/3/2017
2016	101	FV	199,900	0	5,313.	266,500	466,400	466,400	Year End	1/4/2016
2015	101	FV	191,900	0	5,313.	226,000	417,900	417,900	Year End Roll	12/11/2014
2014	101	FV	191,900	0	5,313.	214,400	406,300	406,300	Year End Roll	12/16/2013
2013	101	FV	191,900	0	5,313.	203,900	395,800	395,800		12/13/2012

PRINT

Date	Time
12/10/20	23:34:43

LAST REV

Date	Time
12/01/20	12:35:17
jorourke	
9059	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUNT MARGARET	25697-271		9/29/1995		1	No	No		F

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/31/2011	1026	Manual	6,000					INSULATE ATTIC & W

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2018	Meas/Inspect	BS	Barbara S
4/1/2009	Measured	372	PATRIOT
4/12/2000	Inspected	264	PATRIOT
3/15/2000	Missed Appt.	264	PATRIOT
2/15/2000	Measured	263	PATRIOT
9/1/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	75037
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5313		Sq. Ft.	Site		0	70.	1.09	5									405,572						405,600	

Total AC/HA: 0.12197 | Total SF/SM: 5313 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 405,572 | Spl Credit | Total: 405,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.35000002
Const Adj.:	0.99594003
Adj $ / SQ:	181.510
Other Features:	64000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	342646
Depreciation:	106220
Depreciated Total:	236426

COMMENTS

PDAS SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1			HB				

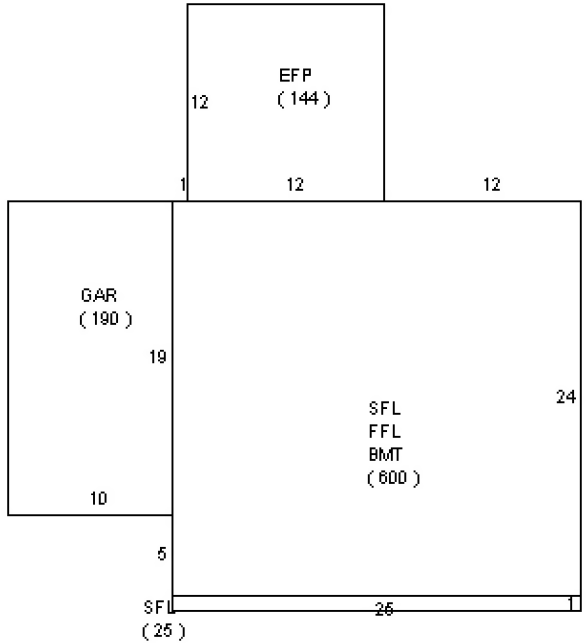
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	181.51
Special Features:	0	Val/Su Net:	109.50
Final Total:	236400	Val/Su SzAd	192.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	625	181.510	113,444
BMT	Basement	600	73.920	44,352
FFL	First Floor	600	181.510	108,906
GAR	Garage	190	28.040	5,328
EFP	Enclos Porch	144	45.940	6,616
	Net Sketched Area:	2,159	Total:	278,646
Size Ad	1225	Gross Are	2159	FinArea 1555

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	55	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

116.0-0010-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	